SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,208,325.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11.8.22

(AFFIX SEAL)

REGINA V SULLO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOV 8 2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JMB Holdings, LLC	New Owner	103043A00100CO
(NAME)	(NAME)	
3201 Woodlawn Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 804933 DEEDWARRSP
02/14/2022 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $4,470.80
20220214-0016831

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richland Building Partners, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **JMB Holdings, LLC, A Tennessee Limited Liability Company and Zachary Sharpe Bailey, Joint Tenants with Right of Survivorship**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 114 47th Avenue Townhomes of record at Instrument No. 202102050017156, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part the same property conveyed to Richland Building Partners, LLC, a Tennessee limited liability company by Warranty Deed from SEG Investments, LP, a Tennessee limited partnership, as successor in interest to the David W. Gaw Family Limited Partnership, dated 02/04/2021 and recorded 02/05/2021, of record in Instrument 202102050016994, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for 2022 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 5190, Page 398, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Instrument 202102050017156, as amended in Instrument No. 20211110-0150318 and Instrument No. 20211122-0154936 Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race,

color, religion, sex, familial status or national origin.
Easement of recorded in Ordinance No. 079-20, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of recorded in Book 6129, Page 697, Register's Office for Davidson County, Tennessee.
Deed of Conveyance for Water mains of record in Book 5613, Page 211, Register's Office for Davidson County, Tennessee.
Deed of Conveyance for Sanitary Sewer lines of record in Book 5626, Page 828, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 114 47th Ave N., Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 13th day of January, 2022.

Richland Building Partners, LLC, a Tennessee limited liability company

By: _____
Christopher Barnhizer
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Christopher Barnhizer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Richland Building Partners, LLC, a Tennessee limited liability company and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

Witness my hand and Official seal this 13th day of January, 2022.

_____
Notary Public:
My Commission Expires: 8/10/25

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

Tennessee Certification of Electronic Document

I, John A Bell Jr, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/13/22 (date of document).

Affiant Signature

1/14/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14 day of January, 2022.

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 1/6/2025